

20 MAIN

KANNAPOLIS

NEW MULTIFAMILY & MIXED USED DEVELOPMENT

Ground Floor Retail

1,434 SF

Available For Lease



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KANNAPOLIS

NORTH CAROLINA

Kannapolis, NC is a compelling city for establishing a business due to its strategic location and favorable business climate. Located just northeast of Charlotte, Kannapolis is easily accessible through major highways and is within close proximity to a large and diverse customer base. Furthermore, Kannapolis has experienced significant economic growth and development in recent years, making it an enticing destination for new businesses. Additionally, Kannapolis boasts a rich history, cultural heritage, and a strong sense of community, providing valuable networking opportunities and community.



KANNAPOLIS

DOWNTOWN

KANNAPOLIS

There is so much happening in downtown Kannapolis! Just completed within the last 2 years: a beautiful \$30 million downtown street scape with multiple water fountains, a new \$60 million baseball field in the center of downtown, 170,000+ sq. ft. of historic main street retail space renovated and re-leased, a new 400 car parking garage, a 289 unit upscale apartment building, with so much more to come!



30 Minutes
from Charlotte



STADIUM LOFTS
100 Units
26,000 SF Commercial

216WEST
350 Units
11,500 SF Commercial

**KANNAPOLIS
HISTORIC RETAIL**
100,000 SF Commercial

200 Main
97 units
94,978 GSF

VIDA KANNAPOLIS
289 Units
18,000 SF Commercial

**PUBLIC SURFACE
PARKING LOT**
200+ spaces

THE CHARLOTTE METRO

- Population of 2.6 million in 2019, up from 1.7 million in 2009, a 53% increase
- Charlotte region expected to need at least 72,000 more apartments by 2030
- One of the fastest growing apartment markets in the U.S
- Leads nation in annual office rent growth (7.5%).
 - The area is attracting technology and manufacturing firms, as it continues to diversify its economy beyond the banking sector that dominated over the past 20 years.
 - Tenant expansion out of Charlotte due to increasing rents benefits surrounding cities. Average rent growth of 4% over past five years.

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DOWNTOWN RENOVATIONS



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PROPERTY DETAILS

200 S Main St, Kannapolis, NC 28081

SPACE HIGHLIGHTS

- 1,434 SF retail available for lease
 - Expected delivery Q3 2024
 - Cold Dark Shell Delivery
- Ground floor space fronting S Main St
- Located in the revitalized area of downtown Kannapolis
- Walkable access to neighboring retailers and multifamily properties

200 Main, will be at the corner of Main Street and Cannon Baller Way, adjacent to the recently completed Vida Kannapolis. The new project will be approximately 90,000 square feet, will include retail space and 97 residential apartments in a seven-story building. It will include a promenade walkway located between 200 Main and Vida that will provide an interactive, pedestrian safe and aesthetically pleasing entrance for all downtown visitors from Main Street to West Avenue and its dining, entertainment, and shopping areas.

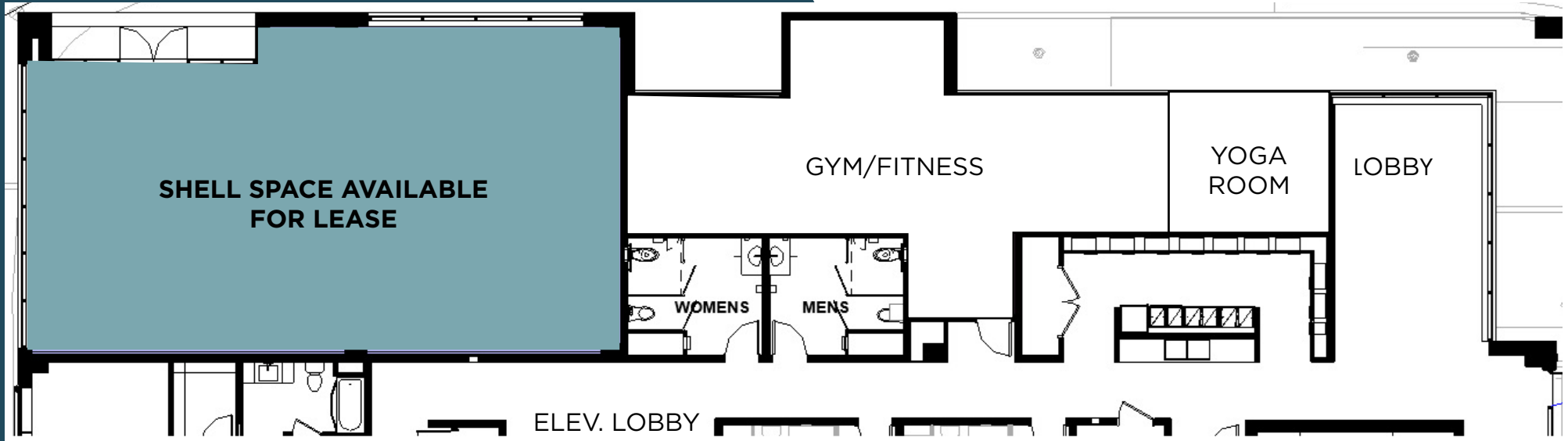


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SITE PLAN

TOTAL GROUND FLOOR - 2,275 SF
SHELL SPACE FOR LEASE - 1,434 SF



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RETAILER MAP



NORTH CAROLINA RESEARCH CAMPUS

Research center housing multiple universities and companies focused on empowering human health through nutrition.

Major economic driver that creates thousands of jobs and plays a critical role in the development of the City of Kannapolis and the Charlotte region's growing life science sector.

WEST AVE DISTRICT MALL

B&K TEA	Cabarrus Cycling
Art Studio By Nicolina	Gaelic Irish Pub
Who's Your Barber	HPT Training
Skylar Rae	Boujee Babies
Bronzed & Boujee	James Sweet Spot
	Chophouse 101

KANNAPOLIS CANON BALLERS

A.L. BROWN HIGH SCHOOL

FOOD LION

FAMILY DOLLAR

The UPS Store

SWANEE THEATER



KANNAPOLIS TRAIN STATION

2020 MAIN

KANNAPOLIS



For additional information contact:

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